



# Weekly Permit Bulletin

March 24, 2016

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## ***How to use this Bulletin***

### ***To learn more about a project:***

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

### ***To comment on a project:***

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

### ***To appeal a permit decision:***

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

### ***To receive the bulletin by email:***

Please access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

## ***How to Reach Us:***

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800



## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

#### NOTICE OF APPLICATION AND PUBLIC MEETING

[ELEV8](#)

**Location:** 10833 NE 8<sup>th</sup> Street

**Subarea:** Downtown Bellevue

**File Number:** 16-124075-LD & 16-124078-LP

**Description:** Application for Design Review approval to build two 40-story residential towers over a retail podium and 7 levels of below grade parking. Master Development Plan review for the future placement of two additional towers and podium development on the same site.

**Approvals Required:** Design Review approval, Master Development Plan approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** April 7, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** April 12, 2016, 6:30 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-120

**Date of Application:** February 9, 2016

**Completeness Date:** March 3, 2016

**Applicant Contact:** Kevin Sutton, MZA, 425-559-7583, [kevin.sutton@mza-us.com](mailto:kevin.sutton@mza-us.com)

**Planner:** Sally Nichols, 425-452-2727

**Planner Email:** [spnichols@bellevuewa.gov](mailto:spnichols@bellevuewa.gov)

## NOTICE OF SEPA ADDENDUM

[Bellevue Parks & Open Space System Plan](#)

**Location:** City-Wide

**Subarea:** City-Wide

**File Number:** 15-127375-LM

**Description:** Addendum to the 2010 SEPA Threshold Determination of Non-Significance for the City of Bellevue Parks & Open Space System Plan, previously reviewed for SEPA compliance in 2010 under City of Bellevue Development Services Department file #09-134019-LM. The City of Bellevue Parks and Community Services Department is amending the plan to incorporate updated data and statistics; goals outlined in the 2015 comprehensive plan; updated capital project goals and objectives; and renovation, security and emergency response detail. This SEPA addendum outlines changes being made to the plan and potential impacts that may result.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**SEPA:** SEPA Addendum is issued. There is no comment or appeal period.

**Date of Application:** November 25, 2015

**Completeness Date:** December 21, 2015

**Applicant:** Camron Parker, City of Bellevue Parks & Community Services

**Applicant Contact:** Camron Parker, City of Bellevue Parks and Community Services, 425-452-2032

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

### Notice of Decision

#### NOTICE OF DECISION

[Hakobyan Slope Restoration](#)

**Location:** 2318 121<sup>st</sup> Ave SE

**Subarea:** Richards Valley

**File Number:** 15-129721-LO

**Description:** Critical Areas Land Use Permit approval for a Vegetation Management Plan to conduct approximately 7,200 square feet of native revegetation planting within a steep slope and steep slope buffer. The proposal is associated with enforcement action 15-111418-EA.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** April 7, 2016, 5 PM.  
Refer to page one for information on how to comment on a project.

**Date of Application:** December 11, 2015

**Completeness Date:** January 7, 2016

**Notice of Application Date:** January 21, 2016

**Applicant:** Ara Hakobyan

**Applicant Contact:** Linda Krippner, Krippner Consulting, 206-954-0901

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

## NOTICE OF DECISION

[Darrow Residence](#)

**Location:** 6242 Hazelwood Ln SE

**Subarea:** Southwest Bellevue

**File Number:** 15-121003-LO

**Description:** Critical Areas Land Use Permit approval to construct a new single family residence on a vacant lot. The proposal includes a request to modify the 75 foot toe-of-slope steep slope structure setback to a minimum distance of 15 feet. A prior identical application (File #12-121725-LO) was approved in 2013, however the approval expired before the applicant commenced with the development activity.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** April 7, 2016, 5 PM.  
Refer to page one for information on how to comment on a project.

**Date of Application:** August 18, 2015

**Completeness Date:** September 10, 2015

**Notice of Application Date:** September 17, 2015

**Applicant:** Floyd Darrow

**Applicant Contact:** Katerina Prochaska, Jackson Main Architecture, 206-324-4800, [Katerina.prochaska@jacksonmain.com](mailto:Katerina.prochaska@jacksonmain.com)

**Planner:** Heidi Bedwell, 425-452-4862

**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

## NOTICE OF RECOMMENDATION AND PUBLIC HEARING

[City of Bellevue Meydenbauer Bay Park Phase 1](#)

**Location:** 9815 Lake Washington Blvd NE

**Subarea:** North Bellevue

**File Number:** 15-108435-WA, 15-108436-WG, 15-108428-LB, 15-108431-LO

**Description:** The City of Bellevue Parks and Community Services Department is proposing to construct a waterfront park designed to take advantage of the unique opportunities associated with providing public access to the shoreline. The project provides a range of recreational options including: active and passive recreation, a human-powered boat launch, swim beach, children's play area, and a moorage and pedestrian viewing pier. These activity areas are supported by a beach house with changing rooms, lifeguard station, and upgrades to the existing historical Whaling Building. Also featured is a large area dedicated to shoreline habitat restoration, including daylighting of an existing piped stream and extensive riparian and forest planting and restoration. Because of the challenging topography, developing the site will require extensive grading and the use of retaining walls throughout to provide for pathways and open usable areas. Frontage improvements are planned on Lake Washington Boulevard and parking will be provided along 99th Avenue NE. Additional parking will be available by restriping the existing Meydenbauer Marina lot.

**Approvals Required:** Shoreline Conditional Use Permit approval, Shoreline Substantial Development Permit approval, Conditional Use Permit approval, Critical Areas Land Use Permit approval, building permit approval, and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

## Administrative Approval Appeal Period

**Ends:** April 7, 2016, 5 PM. Refer to page one for information on how to appeal a project.

## Shoreline Substantial Development Appeal

**Period Ends:** April 14, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Public Hearing:** April 14, 2016, 7:00 PM;

Bellevue City Hall; 450 110th Ave NE,

**Hearing Room:** City Council Chambers

**Date of Application:** April 7, 2015

**Completeness Date:** May 5, 2015

**Notice of Application Date:** May 21, 2015

**Applicant Contact:** Robin Cole, Parks and Community Services, 425-452-2881

**Planner:** Michael Paine, 425-452-2739  
**Planner Email:** [mpaine@Bellevuewa.gov](mailto:mpaine@Bellevuewa.gov)

## **RE-NOTICE OF APPLICATION AND PUBLIC MEETING**

### **Bellevue Place Helistop**

**Location:** 10500 NE 8<sup>th</sup> Street

**Subarea:** Downtown Bellevue

**File Number:** 16-124851-LB

**Description:** To revoke Kemper Development Company's helistop conditional use permit (Ordinance 6000).

**Approvals Required:** Conditional Use Permit approval and ancillary permits and approvals

**Reason for Re-notice:** Schedule new meeting date.

**SEPA:** Exempt

**Minimum Comment Period Ends:** April 7, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** April 21, 2016; presentation starts at 5 PM; Bellevue City Hall; 450 110<sup>th</sup> Ave NE

**Conference Room:** Please see readerboard

**Date of Application:** February 23, 2016

**Completeness Date:** February 24, 2016

**Applicant:** Mrs. Ina Tateuchi

**Applicant Contact:** Josh Whited, [whited@ekwlaw.com](mailto:whited@ekwlaw.com), 206-441-1069

**Planner:** Carol Hamlin, 425-452-2731

**Planner Email:** [chamlin@bellevuewa.gov](mailto:chamlin@bellevuewa.gov)

## **NOTICE OF ACTION**

[Downtown Park-Complete the Circle and Inspiration Playground SEPA Hearing Examiner Decision](#)

**Description:** Notice of Action for the Determination of Non-Significance (DNS) for the Downtown Park – Complete the Circle, Inspiration Playground & 1997 Downtown Park Master Plan Update. The final decision of the City on the DNS was issued on March 11, 2016, following an administrative appeal of the DNS to the City Hearing Examiner.

**Appeal Period to Superior Court Ends:** April 14, 2016.

**Responsible Official:** Carol Helland, Environmental Coordinator, 425-452-2724, [chelland@bellevuewa.gov](mailto:chelland@bellevuewa.gov)

## **NOTICE OF PUBLIC HEARING**

### **Wasatch Mid-Block Connection Public Hearing**

**Location:** 929 108<sup>th</sup> Ave NE

**Neighborhood:** Downtown Bellevue

**Public Hearing:** NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its 8:00 pm Regular Session meeting on **Monday, April 4, 2016** in the City Council Chamber in Bellevue City Hall, 450 110<sup>th</sup> Ave NE, Bellevue, to consider amending Ordinance No. 5625, by repealing Section 1.1 and creating a new Section 1.1 establishing new requirements for Wasatch Management & Development LLC (now known as BV Holdings) to construct the required mid-block pedestrian and vehicular Connector Road through the Wasatch Superblock between 106<sup>th</sup> Avenue NE and 108<sup>th</sup> Avenue NE legally described as "FOX ADDITION TO BELLEVUE, according to the Plat thereof recorded in Volume 49 of Plats, Page 39, record of King County Washington. The purpose of the April 4, 2016 public hearing is to provide an opportunity to take written and oral comments regarding the potential amendment.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone 425-452-7810 or 711 (TDD Relay Service) if you require interpretation services at least 72 hours in advance. Assisted Listening Devices are also available upon request.

**Comments:** Any person may participate in the public hearing by submitting written comments to the City Council in care of Kyle Stannert, City Clerk, P.O. Box 90012, Bellevue, WA 98009 by submitting written comments or making oral comments to the City Council at the hearing. All written comments received by the City Clerk will be transmitted to the City Council no later than the date of the public hearing. Written comments will also be accepted and may be mailed or e-mailed to Elizabeth Stead, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to [estead@bellevuewa.gov](mailto:estead@bellevuewa.gov). Comments must be received by 5:00 pm. on April 4, 2015.

**Applicant Contact:** Elizabeth Stead, City of Bellevue Development Services Department, 425-452-2725

**Questions relating to the public hearing process:** Kyle Stannert, City Clerk, 425-452-6021